

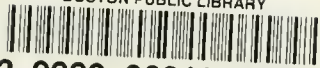
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RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROCLAIMER OF MINOR MODIFICATION OF THE URBAN RENEWAL
PLAN OF THE DOWNTOWN WATERFRONT-FANEUIL HALL URBAN
RENEWAL AREA PROJECT NO. MASS. R-77

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No. 15

WHEREAS, the Urban Renewal Plan for the Downtown-Waterfront-Faneuil Hall Urban Renewal Area, Project No. Mass. R-77, was adopted by the Boston Redevelopment Authority on April 15, 1964, and amended on April 8, 1965; and

WHEREAS, Section 1101 of Chapter XI of said Plan entitled "Modification" provides in pertinent part that the Plan may be modified at any time by the Boston Redevelopment Authority where the proposed modification will not substantially or materially alter or change the Plan; and

WHEREAS, the table of land use included in Section 503 of the Plan specifies "general business" as the use permitted for Parcel E-9; and

WHEREAS, the Boston Redevelopment Authority has determined that the said permitted use for the parcel should also include "transient housing"; and

WHEREAS, the proposed additional use will necessitate a modification of the said table of land use;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the table of land use included in Section 503 of the Downtown Waterfront-Faneuil Hall Urban Renewal Plan is hereby amended by adding to the Permitted Uses listed opposite to Site Designation E-9, the use "Transient Housing".

2. That this amendment is found to be a minor modification which does not substantially or materially alter or change the Plan.

3. That it is hereby found and determined that this minor modification of the Plan will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid and minimize damage to the environment.

4. That all other provisions of said Plan not inconsistent herewith be and hereby are continuing in full force and effect.

5. That the Director be and hereby is authorized to proclaim by certificate this minor modification of the Plan in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1

4. That it is hereby found and determined that these minor modifications of the Plan will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid and minimize damage to the environment.
5. That all other provisions of said Plan not inconsistent herewith be and hereby are continuing in full force and effect.
6. That the Director be and hereby is authorized to proclaim by certificate these minor modifications of the Plan in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1.

MEMORANDUM

JULY 28, 1983

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: MINOR MODIFICATIONS OF THE DOWNTOWN
WATERFRONT-FANEUIL HALL URBAN RENEWAL
PLAN, PROJECT NO. MASS. R-77

Marketplace Center Associates, the Authority's tentatively designated developer of Parcel D-10 in the Downtown Waterfront Project is now prepared to go forward with development of the parcel.

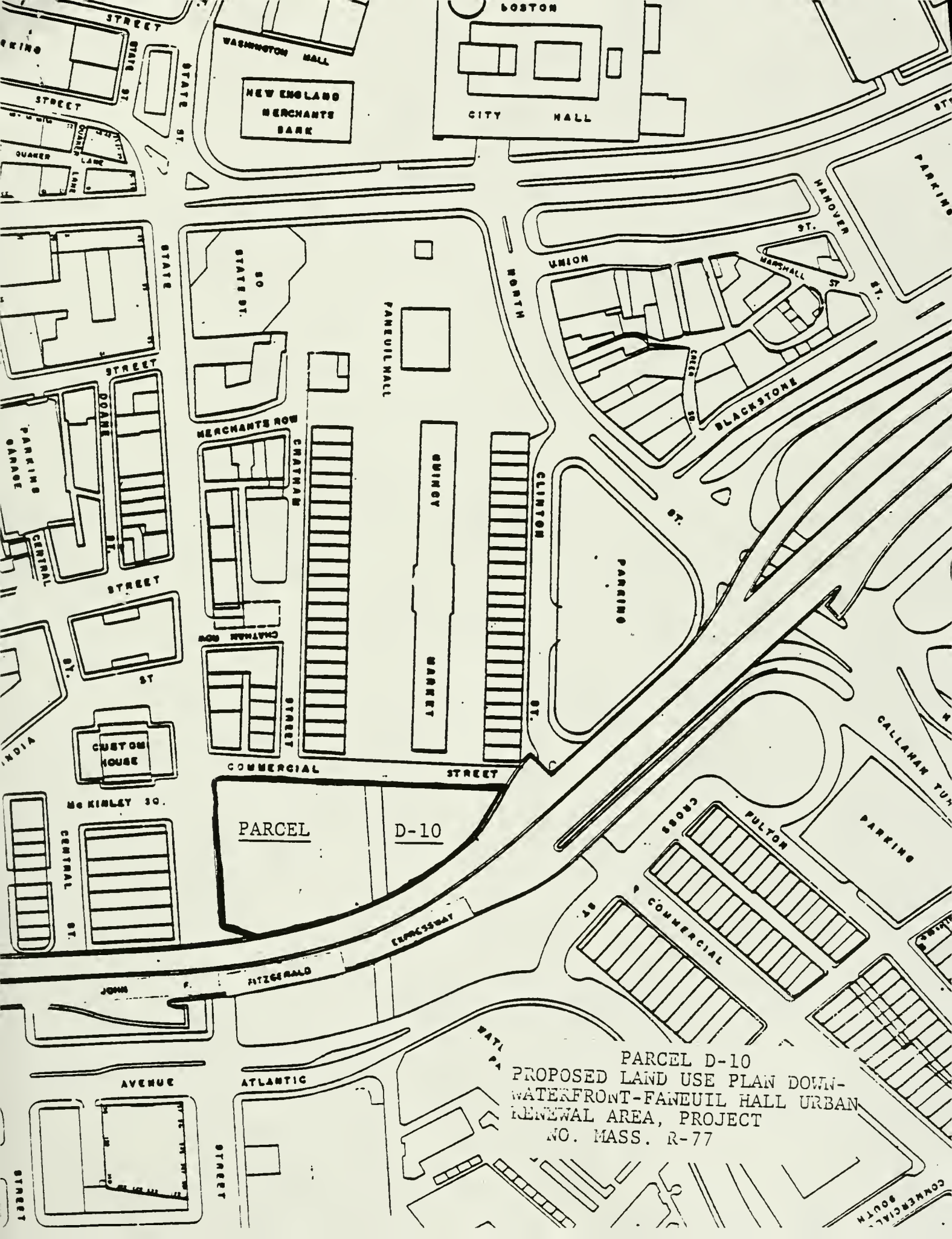
In order to permit construction of the proposed development, it will be necessary to make two minor modifications of the Urban Renewal Plan. The first would increase the maximum building height permitted for the parcel in Section 503 of the Plan from 200 feet to 220 feet. The increase in height was established several years ago during staff review of the parcel controls to insure a development which would provide maximum benefit to the City and meet the Plan objectives. The maximum height of 220 feet was included in the developer's kit at the time of the public offering and was approved during the environmental review of the development.

The second proposed modification would amend the Urban Renewal Plan map entitled "Proposed Land Use Plan" by changing the configuration of Parcel D-10 as shown on the attached map. The change in the parcel configuration is the result of changes in the width and alignment of Commercial Street in the area bordering the parcel.

In the opinion of the Chief General Counsel, the proposed modifications are minor and do not substantially or materially alter or change the plan.

It is therefore recommended that the Authority adopt the attached Resolution modifying the Urban Renewal Plan for the Downtown Waterfront-Faneuil Hall Project.

Attachment



PARCEL D-10
PROPOSED LAND USE PLAN DOWN-
WATERFRONT-FANEUIL HALL URBAN
RENEWAL AREA, PROJECT
NO. MASS. R-77

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No. 16

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROCLAIMER OF MINOR MODIFICATIONS OF THE URBAN
RENEWAL PLAN OF THE DOWNTOWN WATERFRONT
FANEUIL HALL URBAN RENEWAL AREA PROJECT
NO. MASS. R-77

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WHEREAS, the Urban Renewal Plan for the Downtown Waterfront-Faneuil Hall Urban Renewal Area, Project No. Mass. R-77, was adopted by the Boston Redevelopment Authority on April 15, 1964 and amended on April 8, 1965; and

WHEREAS, Section 1101 of Chapter XI of said Plan entitled "Modification" provides in pertinent part that the Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modification does not substantially or materially alter or change the Plan; and

WHEREAS, The Table Of Land Use And Building Requirements in Section 503 of the Plan specifies the Maximum Building Height for Parcel D-10 at 200 feet; and

WHEREAS, the Proposed Land Use Plan of said Urban Renewal Plan shows the configuration of said Urban Renewal Plan of Parcel D-10 in the Urban Renewal Area; and

WHEREAS, that Boston Redevelopment Authority has determined that Parcel D-10 shall be developed for general office and ancillary uses; and

WHEREAS, the proposed development will necessitate minor modifications of the Urban Renewal Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the maximum building height for Parcel D-10 listed in the Table Of Land Use And Building Requirements in Section 503 of the Downtown Waterfront Faneuil Hall Urban Renewal Plan is hereby amended by deleting the figure 200 and inserting therein the figure 220.
2. That the map entitled "Proposed Land Use Plan", as revised, of the Downtown Waterfront-Faneuil Hall Urban Renewal Plan is hereby further amended by changing the configuration of Parcel D-10 as shown on the attached map.
3. That these modifications are found to be minor modifications which do not substantially or materially alter or change the Plan.

4. That it is hereby found and determined that these minor modifications of the Plan will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid and minimize damage to the environment.
5. That all other provisions of said Plan not inconsistent herewith be and hereby are continuing in full force and effect.
6. That the Director be and hereby is authorized to proclaim by certificate these minor modifications of the Plan in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1.

MEMORANDUM

JULY 28, 1983

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: MINOR MODIFICATIONS OF THE DOWNTOWN
WATERFRONT-FANEUIL HALL URBAN RENEWAL
PLAN, PROJECT NO. MASS. R-77

Marketplace Center Associates, the Authority's tentatively designated developer of Parcel D-10 in the Downtown Waterfront Project is now prepared to go forward with development of the parcel.

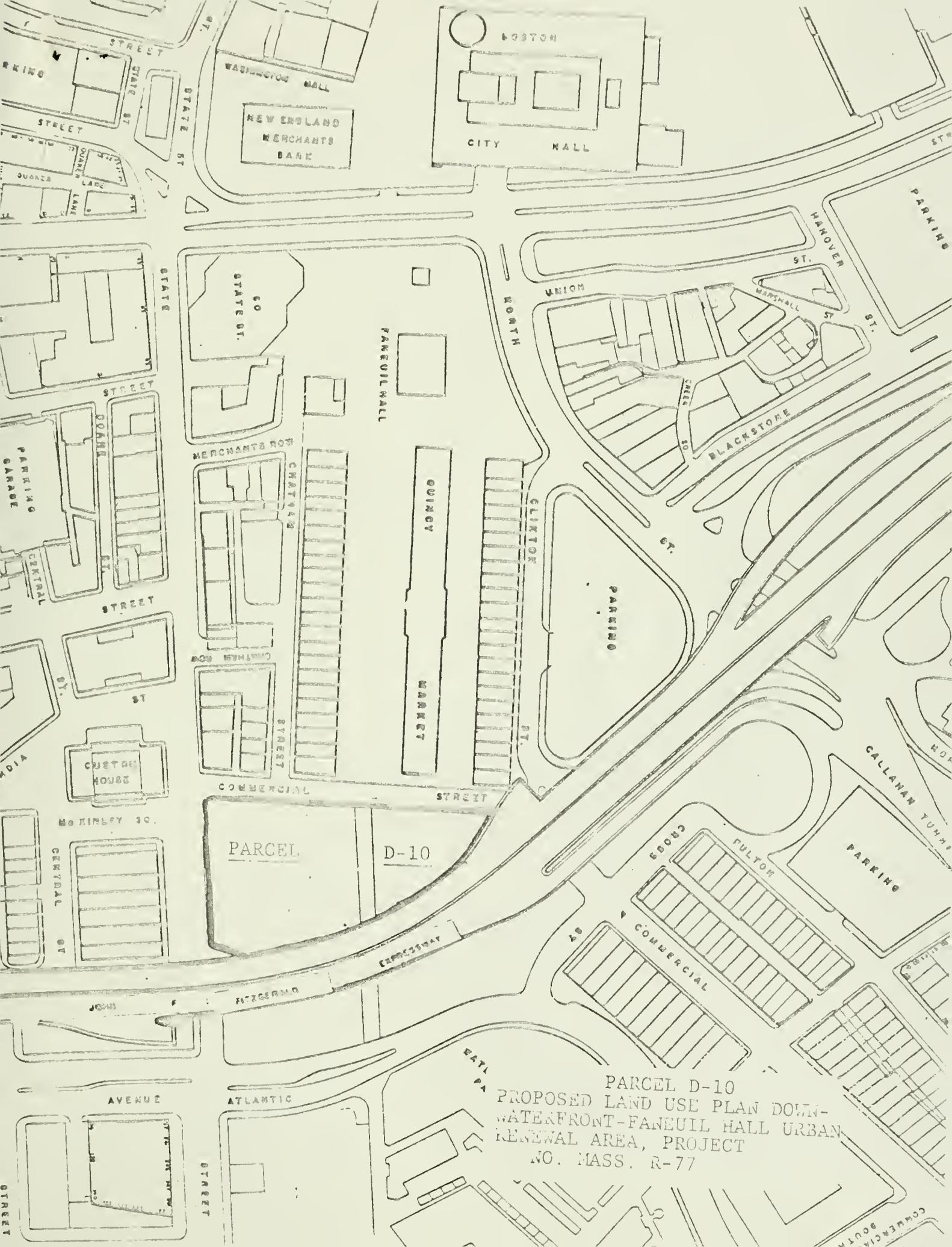
In order to permit construction of the proposed development, it will be necessary to make two minor modifications of the Urban Renewal Plan. The first would increase the maximum building height permitted for the parcel in Section 503 of the Plan from 200 feet to 220 feet. The increase in height was established several years ago during staff review of the parcel controls to insure a development which would provide maximum benefit to the City and meet the Plan objectives. The maximum height of 220 feet was included in the developer's kit at the time of the public offering and was approved during the environmental review of the development.

The second proposed modification would amend the Urban Renewal Plan map entitled "Proposed Land Use Plan" by changing the configuration of Parcel D-10 as shown on the attached map. The change in the parcel configuration is the result of changes in the width and alignment of Commercial Street in the area bordering the parcel.

In the opinion of the Chief General Counsel, the proposed modifications are minor and do not substantially or materially alter or change the plan.

It is therefore recommended that the Authority adopt the attached Resolution modifying the Urban Renewal Plan for the Downtown Waterfront-Faneuil Hall Project.

Attachment



PARCEL D-10
PROPOSED LAND USE PLAN DOWN-
WATERFRONT-FANEUIL HALL URBAN
RENEWAL AREA, PROJECT
NO. MASS. R-77

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BOSTON REDEVELOPMENT AUTHORITY

ORDER OF TAKING

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No. 17

WHEREAS, the BOSTON REDEVELOPMENT AUTHORITY, in accordance with G. L., c. 121B and its predecessor statute G. L., c. 121, adopted and filed in the Suffolk County Registry of Deeds, Book 7929, Page 440, an Order of Taking dated February 4, 1965, concerning and describing the Downtown-Waterfront-Faneuil Hall Urban Renewal Area, all of the findings, determinations and descriptions set forth therein being incorporated herein by reference and made a part hereof; and

WHEREAS, the Redevelopment Authority has deposited with the Mayor of the City of Boston security to his satisfaction for the payment of such damages as may be awarded in accordance with law to the owner or owners of said area, as required by G. L., c. 79, §40.

NOW THEREFORE, BE IT ORDERED that the Boston Redevelopment Authority, acting under the provisions of said c. 121B, and all other authority thereunto enabling and pursuant to the applicable provisions of said c. 79, and of any and every power and authority to it, granted or implied hereby takes for itself in fee simple by eminent domain, for the purposes hereinbefore set forth or referred to, the area or areas located in the City of Boston as hereinafter described in "Annex A", together with any and all easements and rights appurtenant thereto, including the trees, buildings and other structures standing upon or affixed thereto, and including the fee, if any, in all public streets, highways and public ways in said area or areas or contiguous and adjacent to the property taken hereby, provided such fee is a part of said

property, except any and all easements of travel in and to any and all public streets, highways and public ways in said area or areas or contiguous and adjacent thereto.

AND FURTHER ORDERED that in accordance with the provisions of the said c. 79, as amended, awards are made by the BOSTON REDEVELOPMENT AUTHORITY for damages sustained by the owner or owners and all other persons, including all mortgagees of record, having any and all interest in each parcel described in "Annex A" and entitled to any damages by reason of the taking hereby made. The Boston Redevelopment Authority reserves the right to amend the award at any time prior to the payment thereof by reason of a change in ownership or value of said property before the right to damages therefor has become vested or for other good cause shown. The awards hereby made are set forth in "Annex B", which Annex B is not to be recorded in the Registry of Deeds with the Order of Taking.

AND FURTHER ORDERED that the Secretary of the Boston Redevelopment Authority causes this instrument of Taking to be recorded in the office of the Suffolk County Registry of Deeds.

IN WITNESS WHEREOF, we, the following members of the Boston Redevelopment Authority have caused the corporate seal of the Authority to be hereto affixed and these presents to be signed in the name and behalf of the Boston Redevelopment Authority.

DATED: JUL 28 1983

BOSTON REDEVELOPMENT AUTHORITY

Robert L. Finner
Greg Glendon
John R. Flaherty
William H. Hall
Lawrence J. Jones

ATTEST:

Karen Simonian
Secretary of the Boston Redevelopment Authority

Approved as to Form:

Ralph F. Cahill

ANNEX A

BOSTON REDEVELOPMENT AUTHORITY

DOWNTOWN WATERFRONT-FANEUIL HALL URBAN

RENEWAL AREA

TAKING AREA DESCRIPTION

The following parcel of land is the only parcel taken by this Order of Taking:

Boston Redevelopment Authority Disposition

Parcel D-10, containing approximately 75,008 square feet of land, all as shown on a plan entitled, "Boston Redevelopment Authority, Downtown Waterfront-Faneuil Hall Urban Renewal Area, Project No. Mass. R-77, Boston, Suffolk County, Massachusetts, Delivery Parcel Plan, Parcel D-10, dated July 6, 1983, " prepared by R. E. Cameron & Assocs., Inc., Engineers & Land Surveyors, Washington St., Norwood, Mass., which Plan is recorded herewith.

The owner of the parcel hereby taken is unknown.

ANNEX B

BOSTON REDEVELOPMENT AUTHORITY

DOWNTOWN WATERFRONT-FANEUIL HALL URBAN
RENEWAL AREA

AWARD OF DAMAGES

No Awards are made with this Order of Taking.

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No. 18

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROCLAIMER OF MINOR MODIFICATIONS OF THE
DOWNTOWN WATERFRONT - FANEUIL HALL URBAN
RENEWAL PLAN, PROJECT NO. MASS. R-77

WHEREAS, the Urban Renewal Plan for the Downtown Waterfront - Faneuil Hall Urban Renewal Area, Project No. Mass. R-77, was adopted by the Boston Redevelopment Authority on April 15, 1964, and approved by the City Council on June 8, 1964; and

WHEREAS, Section 1101 of Chapter XI of said Plan entitled "Modifications" provides in pertinent part that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority where the proposed modification will not substantially or materially alter or change the Plan; and

WHEREAS, the Boston Redevelopment Authority has received a proposal for the redevelopment of Parcels A-1 and D-6 in the above referenced Urban Renewal Area known as the Rows/Fosters Wharf from the Rows Wharf Company with the Beacon Companies as principals, having a local address of One Post Office Square, Boston, Massachusetts, 02110; and

WHEREAS, the Boston Redevelopment Authority has received and has on file a Transient Housing Study, which study, conducted by a competent independent analyst, hereby determines, after examination of the local supply of transient housing, that there exists a need in the area for additional units of transient housing; and

WHEREAS, the proposed redevelopment will necessitate modifications of the Downtown Waterfront - Faneuil Hall Urban Renewal Plan; and

WHEREAS, the Authority has determined that said modifications are minor modifications under Section 1101 of the Downtown Waterfront - Faneuil Hall Urban Renewal Plan.

NOW THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That "Map 2: Proposed Land Use Plan" incorporated by reference in Section 501 of Chapter V of the Downtown Waterfront - Faneuil Hall Urban Renewal Plan is hereby amended by expanding Parcel A-1 so as to include therein Parcel D-6 and by changing the configuration of the combined Parcel A-1/D-6 as shown on the attached map.

2. That "Map 2: Proposed Land Use Plan" is hereby amended by changing the use designations for combined Parcel A-1/D-6 from General Business and General Office to "General Office, General Business, Transient Housing, Residential, Marine and Marine Activity".
3. That the requirements for Parcels A-1 and D-6 as set forth in the table entitled "Table of Land Use and Building Requirements" contained in Section 503 of Chapter V of the Downtown Waterfront - Faneuil Hall Urban Renewal Plan are hereby modified by deleting the requirements for Parcels A-1 and D-6 in their entirety and inserting the following requirements in place thereof:

Site Designation	Parcel A-1/D-6
Permitted Uses	General Office General Business Transient Housing Residential Marine Marine Activity
Max. Bldg. Height (in feet)	165'
Max. Floor Area Ratio	4 <u>12</u> /
Min. Parking Spaces	<u>8</u> /
Vehicular Access	----
Arcades or Ground Floor Setbacks	----

12/ For purposes of calculating Floor Area Ratio the total area of the parcel shall be considered the parcel area.

4. That the section heading of Chapter II, Section 204, subsection (4) of the Urban Renewal Plan is hereby amended by deleting the reference therein to Parcel "D-6" and inserting in place thereof a reference to Parcel "D-5."
5. That paragraph (b) of said Subsection (4) of Chapter II, Section 204 of the Urban Renewal Plan is hereby amended by deleting the reference therein to Parcel "D-6" and inserting in place thereof a reference to Parcel "D-5."

6. That Map 3: Existing and Proposed Zoning Map incorporated by reference in Section 801 of Chapter VIII of the Downtown Waterfront - Faneuil Hall Urban Renewal Plan and submitted therewith as Exhibit C. is hereby amended by changing the zoning designation of the Rows Wharf, Foster's Wharf Area from a B-8 zoning designation to a B-8-U zoning designation as shown on the attached map.
7. That the Boston Redevelopment Authority hereby approves the proposed change to B-8-U and hereby authorizes the Director to petition the Zoning Commission of the City of Boston to establish the B-8-U zone as shown on the attached map.
8. That these modifications are found to be minor modifications which do not substantially or materially alter or change said Plan.
9. That it is hereby found and determined that the minor modifications of the Plan as set forth herein will not result in significant damage to or impairment of the environment and, further, that all practicable and feasible means and measures have been taken and are being utilized to avoid and minimize damage to the environment.
10. That all other provisions of said Plan not inconsistent herewith be and hereby are continued in full force and effect.
11. That the Director be and hereby is authorized to proclaim by certificate these minor modifications of the Plan in accordance with the provisions of the Urban Renewal Handbook RHM 7207.1.

MEMORANDUM

NOVEMBER 16, 1983

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: MINOR MODIFICATIONS TO THE DOWNTOWN WATERFRONT-
FANEUIL HALL URBAN RENEWAL PLAN,
PROJECT NO. MASS. R-77

Following a public offering soliciting developer proposals for a mixed-use development on Rowes/Fosters Wharves, the Authority voted on May 25, 1983 to tentatively designate Rowes Wharf Company as redeveloper of the site, designated as Parcels A-1 and D-6 in the Downtown Waterfront Urban Renewal Project.

In order to proceed with the proposed development, it will be necessary to make several minor modifications to the Urban Renewal Plan. The proposed changes reflect development controls and requirements established at the public offering to achieve a development most beneficial to the City. The first would change the configuration of the parcel by eliminating a proposed easement through the site. The change in configuration was originally approved by the Authority on February 1, 1979. The urban renewal plan provided for the easement for a future Dorchester Avenue extension along Fort Point Channel. Since the proposed extension is no longer required, it is proposed that the easement be eliminated and that Parcels A-1 and D-6 be combined within the limits of the present Atlantic Avenue alignment as shown on the attached map and as proposed at the public offering.

A further change would permit transient housing, residential, marine and marine activity uses in addition to the general business and general office uses presently permitted on the parcels. The transient housing use was approved by the Authority during past negotiations with the previous developer.

Another modification would affirm that the maximum building height cannot exceed 165 feet. The height limit was agreed upon at the time of the developer's tentative designation by the Authority.

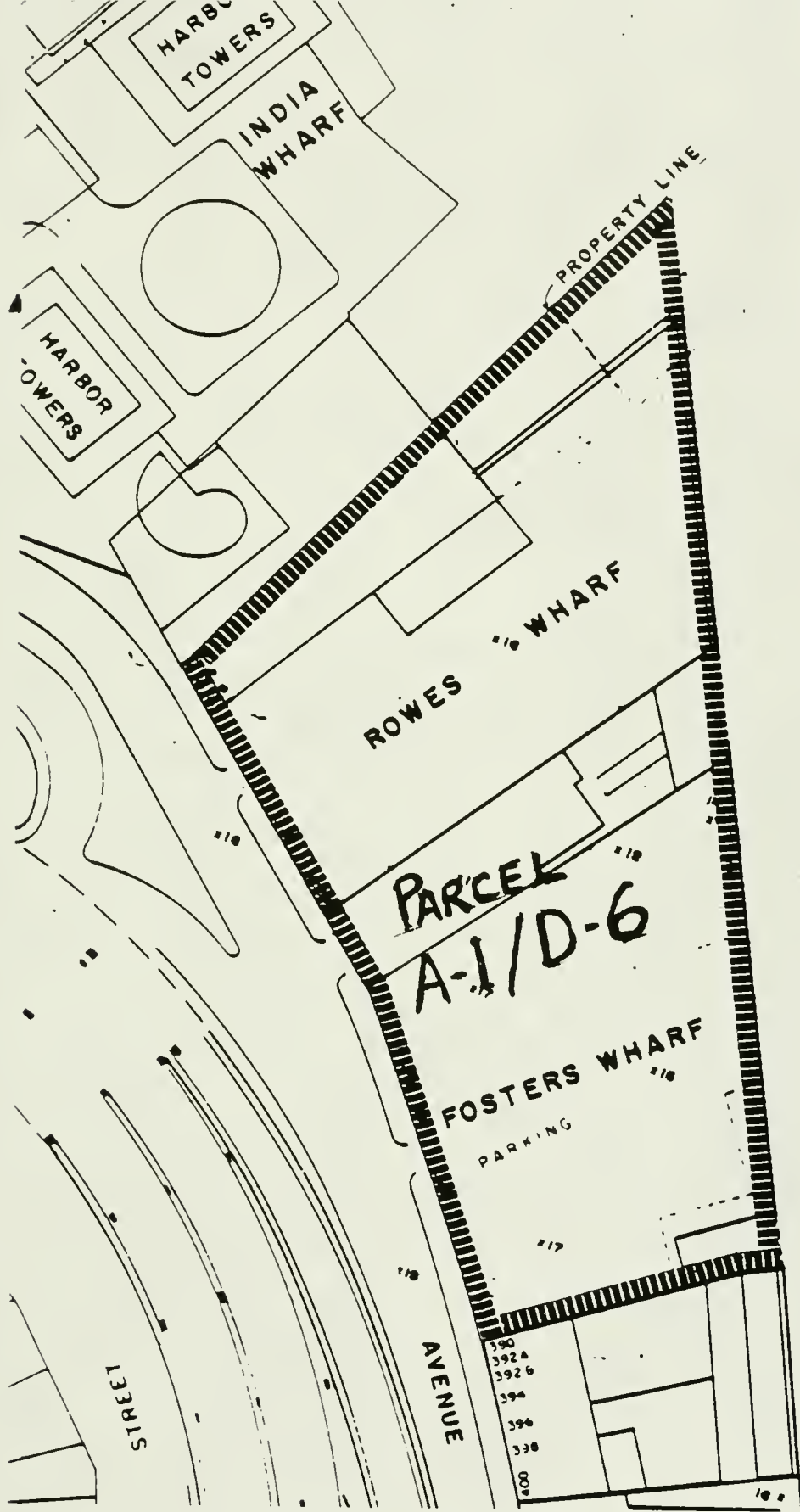
Finally, it is recommended that the proposed zoning for the combined parcel be changed from a B-8 to a B-8-U zoning designation as shown on the attached map. This will avoid the need for variances which would otherwise be necessary in connection with the proposed development.

In the opinion of the General Counsel, such proposed modifications are minor and do not substantially or materially alter or change the plan.

It is, therefore, recommended that the Authority adopt the attached Resolution modifying the Downtown Waterfront-Faneuil Hall Urban Renewal Plan and authorize the Director to proclaim the same.

An appropriate Resolution is attached.

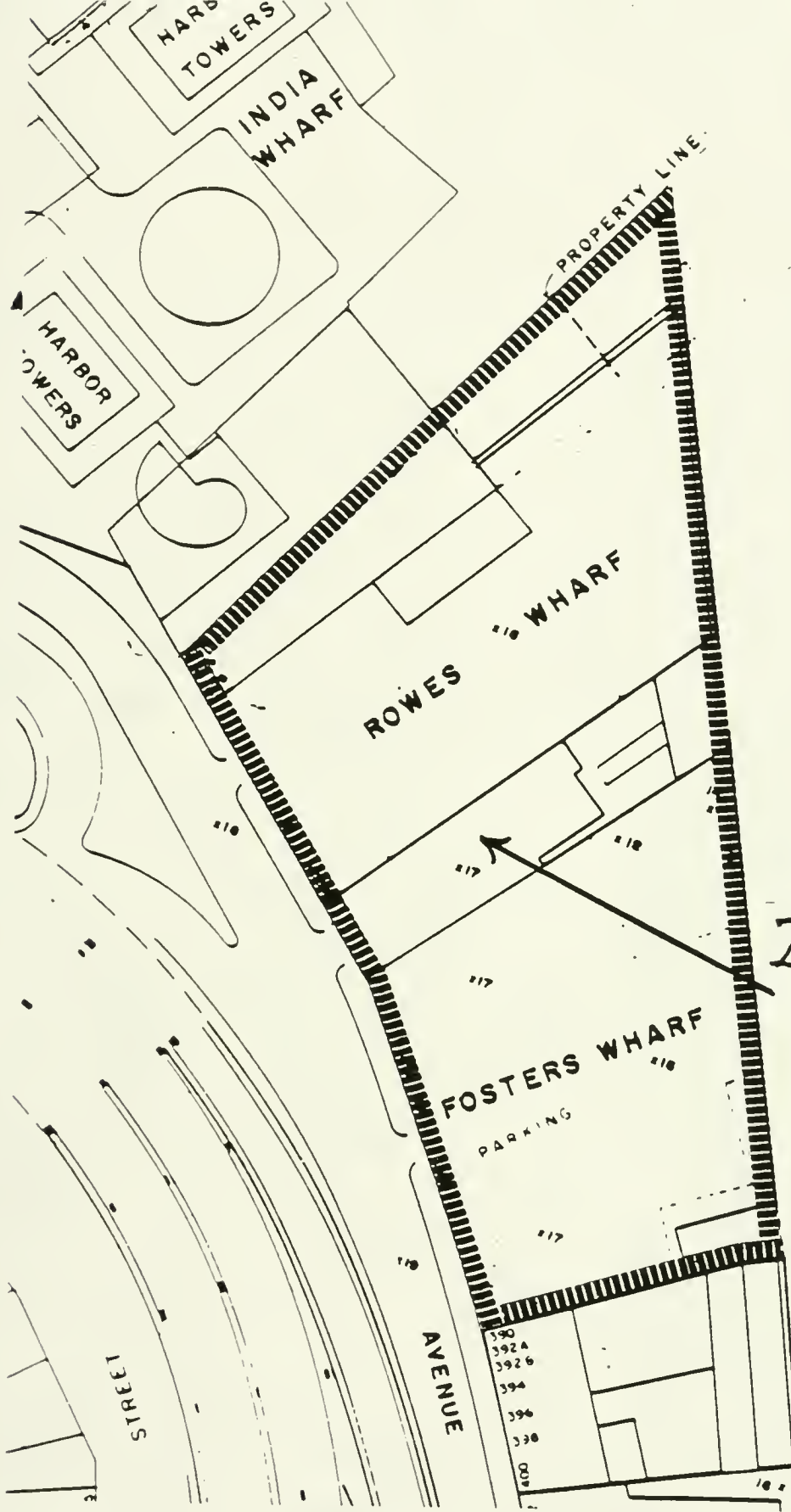
Attachment



FRONT PROJECT
BOUNDARY LINE
U.S. PIERHEAD, BULKHEAD AND NON-NAVIGABLE LINE
LINE

PROPOSED LAND USE PLAN

Downtown Waterfront -
Faneuil Hall
Urban Renewal Area
Massachusetts R-77



PROPOSED
ZONING CHANGE
TO B-8-U

Downtown Waterfront -
Faneuil Hall
Urban Renewal Area
Massachusetts R-77
BOSTON REDEVELOPMENT

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No. 19

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

RE: PROCLAIMER OF MINOR MODIFICATION OF THE
DOWNTOWN WATERFRONT - FANEUIL HALL URBAN
RENEWAL PLAN,
PROJECT NO. MASS. R-77

WHEREAS, the Urban Renewal Plan for the Downtown Waterfront - Faneuil Hall Urban Renewal Area, Project No. Mass. R-77, was adopted by the Boston Redevelopment Authority on April 16, 1964, and approved by the City Council on June 8, 1964; and

WHEREAS, Section 1101 of Chapter XI of said Plan entitled "Modifications" provides in pertinent part that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority where the proposed modification will not substantially or materially alter or change the Plan; and

WHEREAS, the Boston Redevelopment Authority has tentatively designated Rowes Wharf Company with the Beacon Companies as principals, having a local address of One Post Office Square, Boston, Massachusetts, 02110, as redeveloper of Parcels A-1/D-6 in the above referenced Urban Renewal Area; and

WHEREAS, the proposed redevelopment will necessitate modifications of the Downtown Waterfront - Faneuil Hall Urban Renewal Plan; and

WHEREAS, the Authority has determined that said modifications are minor modifications under Section 1101 of the Downtown Waterfront - Faneuil Hall Urban Renewal Plan.

NOW THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the maximum building height (in feet) for Parcels A-1 and D-6 as set forth in the table entitled "Table of Land Use and Building Requirements" contained in Section 503 of Chapter V of the Downtown Waterfront - Faneuil Hall Urban Renewal Plan, as amended, is hereby amended by deleting the number "165" and inserting in place thereof the number "182", followed by a referenced to footnote ^{13/} and by inserting in said table the following footnote:

13/ Building height for such parcel shall be calculated to the top of the roof slab of the uppermost habitable floor and shall exclude any mechanical, air conditioning, elevator or stair rooms, equipment, housings, or towers or any parapet enclosing such rooms, equipment, housings or towers.

2. That these modifications are found to be minor modifications which do not substantially or materially alter or change said plan.

3. That it is hereby found and determined that the minor modifications of the Plan as set forth herein will not result in significant damage to or impairment of the environment and, further, that all practicable and feasible means and measures have been taken and are being utilized to avoid and minimize damage to the environment.

4. That all other provisions of said Plan not inconsistent herewith be and hereby are continued in full force and effect.

5. That the Director be and hereby is authorized to proclaim by certificate these minor modifications of the Plan in accordance with the provisions of the Urban Renewal Handbook RHM 7207.1.

MEMORANDUM

APRIL 19, 1984

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: WATERFRONT PROJECT, MASS. R-77,
MINOR MODIFICATION TO THE URBAN RENEWAL PLAN

The Authority's tentatively designated redeveloper of Rowes/Fosters Wharf has been working with the design staff, in accordance with the Authority's design review procedures, to refine the design for its project on that parcel. As you will recall, at the time of tentative designation, the initial project design was reduced in height from 19 stories to 16 stories, with a resulting height of 165 feet. However, it has become clear through the design review process that substantial benefits to the project and the Authority can be derived from constructing the 16 story building using a steel structural system rather than a concrete system. The benefits include a better system for distribution of mechanical and electrical systems, which provides better marketability of office and residential spaces, and the shortening of the construction period by 3 to 6 months. The shorter construction period hastens the start of the Authority's percentage rent participation and provides for an earlier realization of new permanent jobs and full tax payment to the City.

Changing from a concrete structural system to a steel structural system will add only about one foot to the height of each story, increasing the overall height of the building by approximately 17 feet. However, except for the minor increase in height, there will be no change in the exterior building materials or in the appearance of the structure and no additional floor area will be created. Implementation of this structural change will require a minor modification of the Building Requirements for the parcel set forth in the Downtown Waterfront-Faneuil Hall Urban Renewal Plan.

In the opinion of the Chief General Counsel, such proposed modifications are minor and do not substantially or materially alter or change the Plan.

It is, therefore, recommended that the Authority adopt the attached Resolution modifying the Downtown Waterfront-Faneuil Hall Urban Renewal Plan and authorize the Director to proclaim the same.

An appropriate Resolution is attached.

Attachment:

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No. 20

MEMORANDUM

JULY 12, 1984

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TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: MINOR MODIFICATION OF THE DOWNTOWN WATERFRONT-
FANEUIL HALL URBAN RENEWAL PLAN, PROJECT NO. MASS. R-77

The Prince Building at 63 Atlantic Avenue was the first of many buildings in the Downtown Waterfront Urban Renewal Project to be rehabilitated and converted to apartments under a rehabilitation agreement between the owners and the Authority. The 11 story building presently consists of 41 condominium apartments, one floor of office space and interior parking for 32 cars.

The owners of the 5 condominium penthouse apartments have requested that they be allowed to enlarge the floor area of their apartments by constructing a one story addition on top of the building. The proposed addition which would increase the present building height by 10 feet, will enable the owners to provide much needed additional bedroom, bathroom and living space for their growing families. There would be no increase in the number of units under this proposal. The addition would be set back from the four sides of the building to minimize the visible impact of the height increase from the surrounding street level.

Approval by the Authority of this request will necessitate a minor modification of the urban renewal plan increasing the maximum building height permitted for the building by 10 feet.

In the opinion of the Chief General Counsel, the proposed modification is minor and does not substantially or materially alter or change the plan.

It is therefore recommended that the Authority adopt the attached Resolution modifying the Urban Renewal Plan for the Downtown Waterfront-Faneuil Hall Project and authorizing the Director to proclaim the same.

An appropriate Resolution is attached.

Attachment

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROCLAIMER OF MINOR MODIFICATION OF THE URBAN RENEWAL PLAN
OF THE DOWNTOWN WATERFRONT--FANEUIL HALL URBAN
RENEWAL AREA, PROJECT NO. MASS. R-77

WHEREAS, the Urban Renewal Plan for the Downtown Waterfront-Faneuil Hall Urban Renewal Area, Project No. Mass. R-77 was adopted by the Boston Redevelopment Authority on April 24, 1964, and approved by the City Council of the City of Boston on June 8, 1964, and requires the development of land in compliance with the regulations and controls of the Plan; and

WHEREAS, Section 1101 of said Urban Renewal Plan entitled "Modification" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, under the Urban Renewal Plan, certain buildings are to be retained and developed for rehabilitation; and

WHEREAS, the building at 63 Atlantic Avenue, designated as Parcel 2, Block 83 on the Property Map of said Urban Renewal Plan was rehabilitated under a Rehabilitation Agreement with the Authority dated April 15, 1965; and

WHEREAS, The Table Of Land Use And Building Requirements in Section 503 of the Plan specifies the Maximum Building Height for the building at 63 Atlantic Avenue to be 22 feet above the existing building height before rehabilitation; and

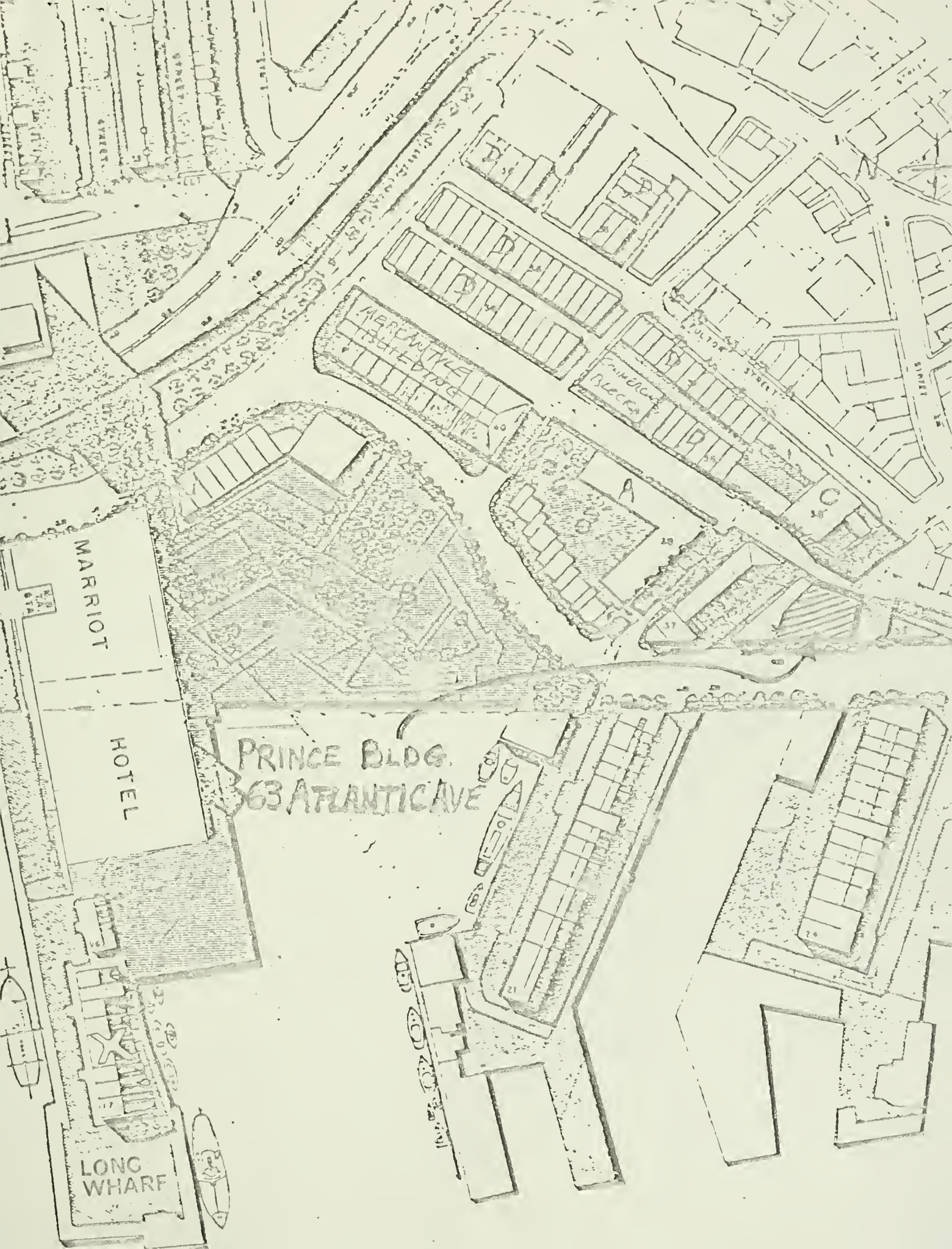
WHEREAS, the Boston Redevelopment Authority has determined that it is desirable to increase the maximum building height of said building by 10 feet; and

WHEREAS, the proposed increase in building height will necessitate a modification of the Urban Renewal Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the maximum building height for the premises at 63 Atlantic Avenue set forth in the Table Of Land Use And Building Requirements in Foot-note 5, Section 503, Chapter V of the Downtown Waterfront-Faneuil Hall Urban Renewal Plan is hereby amended by deleting the figure 22 in said foot-note 5 and inserting therein the figure 32.

2. That this modification is found to be a minor modification which does not substantially or materially alter or change the Plan.
3. That it is hereby found and determined that this minor modification of the Plan will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid and minimize damage to the environment.
4. That all other provisions of said Plan not inconsistent herewith be and hereby are continuing in full force and effect.
5. That the Director be and hereby is authorized to proclaim by certificate this minor modification of the Plan in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1.
6. That the Director be and hereby is authorized to execute any appropriate documents he deems necessary to effectuate this limited addition to the building.



MARRIOT

HOTEL

LONG
WHARF

PRINCE BLDG.
363 ATLANTIC AVE

MERCANTILE
BLOCK

MERCANTILE
BLOCK

STREET

STREET

Doc #4771

M E M O R A N D U M

June 26, 1986

GOVDOC

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No. 21

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: SUSAN ALLEN, ASSISTANT DIRECTOR FOR
DEVELOPMENT AND URBAN DESIGN
KAREN JENNINGS-FLYNN, ASSISTANT GENERAL COUNSEL
PAM WESSLING, PROJECT COORDINATOR

SUBJECT: DOWNTOWN WATERFRONT -- FANEUIL HALL
URBAN RENEWAL PLAN, MASS. R-77
MINOR MODIFICATION TO THE URBAN RENEWAL PLAN

BOSTON PUBLIC LIBRARY

Jaymont Properties, Inc., the developer, is proposing to construct two office buildings in the Downtown Waterfront - Faneuil Hall Urban Renewal Area which would require minor modifications to the Urban Renewal Plan.

A Development Impact Project Plan for one of the projects, 20 Custom House Street, was approved by the Authority on May 15, 1986. 20 Custom House Street involves the development of a small, vacant parcel of land located at 37 India Street as part of a larger office building development within the block bounded by Broad Street, Custom House Street, India Street and Milk Street, substantially all of which is not located within the Urban Renewal Area. The 37 India Street parcel is located within the Urban Renewal Area, but the Land Use Plan does not ascribe any parcel number to or uses for 37 India Street. The Land Use Plan should therefore be amended to permit the property at 37 India Street to be used for "mixed use: general office, general business" as part of such development. The Property Acquisition Map designates the 37 India Street parcel as "property to be acquired." Since the Authority does not now intend to acquire the 37 India Street parcel, but to permit the development of the 37 India Street parcel by the developer the designation of the 37 India Street parcel as set forth on the Property Acquisition Map should be changed to "property not to be acquired."

Another project, known as "21 Custom House Street," involves the development of an office building upon Parcel D-8, owned by the developer. The Land Use Plan, revision date December 13, 1973, of the Urban Renewal Plan designates the use of Parcel D-8 as "general business." As the developer desires to construct upon Parcel D-8 a building containing office and retail uses, the permitted use of Parcel D-8 should be changed to "mixed use: general office, general business."

Downtown Waterfront--Faneuil Hall Urban Renewal Plan

Page 2

June 26, 1986

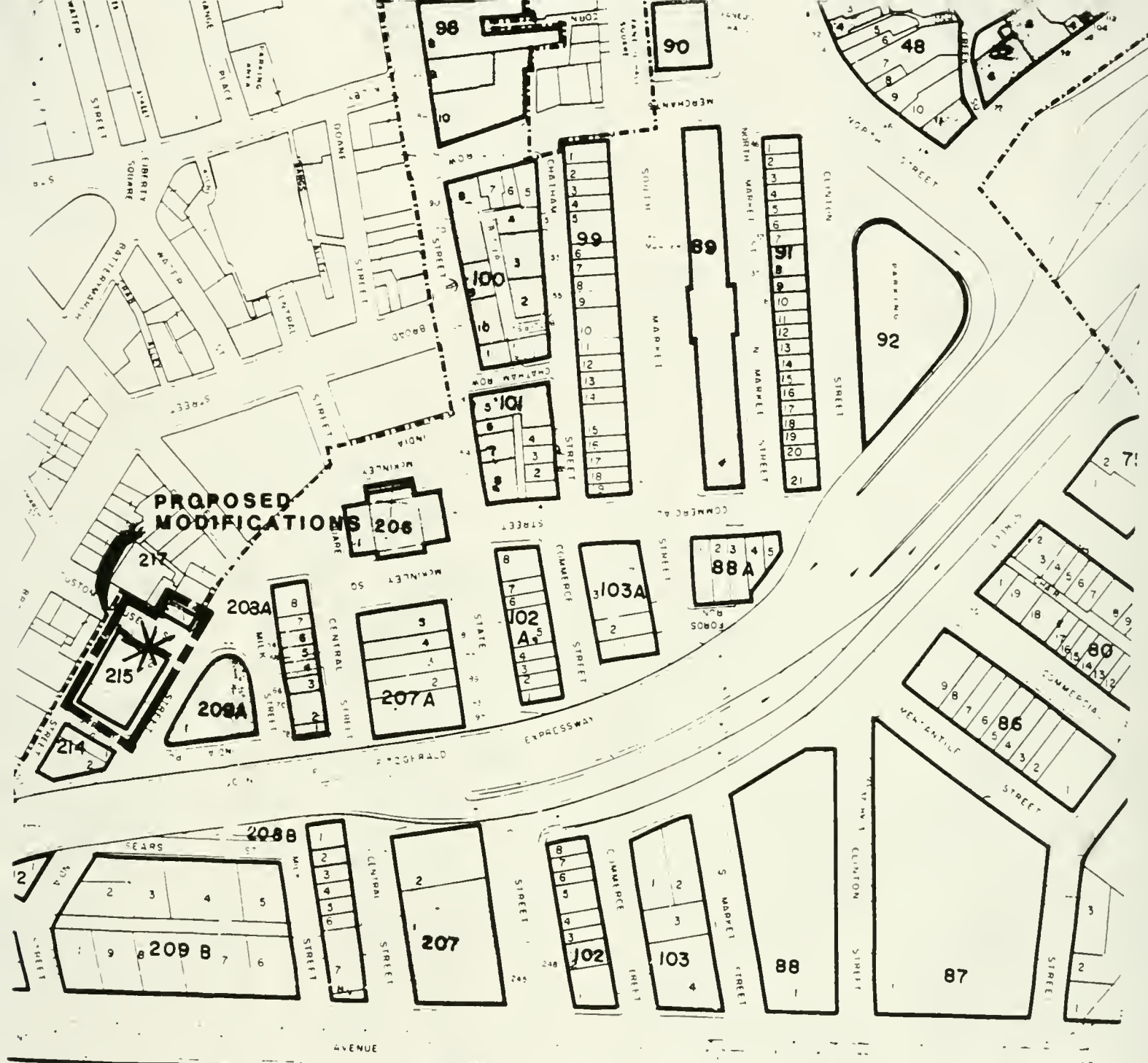
The Property Acquisition map, dated September 19, 1964, of the Urban Renewal Plan designates Parcel D-8 as "property to be acquired." Since the Authority does not now intend to acquire Parcel D-8, but to permit the development of Parcel D-8 by the developer the designation of Parcel D-8 as set forth on the Property Acquisition Map should be changed to "property not to be acquired." The Land Use Plan depicts a former plan for the widening of India Street, as part of an overall plan for the widening of India Street, McKinley Square, and Commercial Street, showing a street layout upon portions of the block owned by the developer presently bounded by India Street, Custom House Street, Well Street, and Franklin Street. Parcel D-8 is therefore shown as consisting of that portion of the block not included in the proposed widened India Street. Since the Authority does not now intend to widen those streets, and in fact has authorized the narrowing of portions of those streets, and since the developer desires to develop Parcel D-8 in its current configuration, the Land Use Plan should be revised to include within Parcel D-8 the entire block presently bounded by India Street, Custom House Street, Well Street, and Franklin Street.

Implementation of the foregoing changes will require minor modifications of the Land Use Plan for the Downtown Waterfront - Faneuil Hall Urban Renewal Area.

In the opinion of the General Counsel, such proposed modifications are minor and do not substantially or materially alter or change the Plan.

It is, therefore, recommended that the Authority adopt the attached Resolutions modifying the Downtown Waterfront-Faneuil Hall Urban Renewal Plan and authorize the Director to proclaim the same.

Appropriate Resolutions are attached.



Property

DATE JULY 7, 1964

EXHIBIT A

**Downtown Waterfront —
Faneuil Hall
Urban Renewal Area
Massachusetts R-77**

BOSTON REDEVELOPMENT AUTHORITY

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

RE: PROCLAIMER OF MINOR MODIFICATION OF THE DOWNTOWN
WATERFRONT - FANEUIL HALL URBAN RENEWAL PLAN,
PROJECT NO. MASS. R-77

WHEREAS, the Urban Renewal Plan for the Downtown Waterfront - Faneuil Hall Urban Renewal Area, Project No. R-77, (the "Plan") was adopted by the Boston Redevelopment Authority on April 16, 1964, and approved by the City Council on June 8, 1964; and

WHEREAS, Section 1101 of Chapter XI of said Plan, entitled "Modifications" provides in pertinent part that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority where the proposed modification will not substantially or materially alter or change the Plan; and

WHEREAS, the Boston Redevelopment Authority is engaged in Design Review of the development of a parcel, not designated by number in the Plan, located at the intersection of Custom House Street and India Street, having the address of 37 India Street ("37 India Street") by Jaymont (U.S.A.) Incorporated; and

WHEREAS, the proposed redevelopment will necessitate modifications of the Plan; and

WHEREAS, the Authority has determined that said modifications are minor modifications under Section 1101 of the Plan;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the designation of 37 India Street as set forth on the plan entitled "Property Acquisition Map, Downtown Waterfront-Faneuil Hall Urban Renewal Area, Massachusetts R-77," dated September 19, 1964 (the "Acquisition Plan") is hereby amended by changing the designation of 37 India Street from "property to be acquired" to "property not to be acquired."

2. That the plan entitled "Proposed Land Use, Downtown Waterfront-Faneuil Hall Urban Renewal Area, Mass. R-77" revised December 13, 1973 (the "Land Use Plan") is hereby amended to designate the permitted use of 37 India Street as "mixed use: general office, general business".

3. That this modification is found to be a minor modification which does not substantially or materially alter or change the Plan.

4. That it is hereby found and determined that the minor modification of the Plan as set forth herein will not result in significant damage to or impairment of the environment and, further, that all practicable and feasible means and measures have been taken and are being utilized to avoid and minimize damage to the environment.

5. That all other provisions of said Plan not inconsistent herewith be and hereby are continued in full force and effect.

6. That the Director be and he hereby is authorized to proclaim by certificate these minor modifications of the Plan in accordance with the provision of the Urban Renewal Handbook RHM 7207.1.

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GOVDOC

MEMORANDUM

JUNE 26, 1986

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: SUSAN ALLEN, ASSISTANT DIRECTOR FOR DEVELOPMENT
AND URBAN DESIGN
PAUL MCCANN, EXECUTIVE ASSISTANT TO THE DIRECTOR
PAM WESSLING, PROJECT COORDINATOR

SUBJECT: MINOR MODIFICATIONS TO THE DOWNTOWN WATERFRONT -
FANEUIL HALL URBAN RENEWAL PLAN

The General Services Administration (GSA) has notified the City that the U.S. Custom House is surplus to U.S. Government property needs and that it is available for disposal. The Authority has long recognized the significance of the Custom House, and a number of BRA activities, including the Downtown Waterfront-Faneuil Hall Urban Renewal Plan, have helped to preserve the building's historic place in Boston and to improve its environs. Now that the ownership and use of the U.S. Custom House are anticipated to change, it is important to specify controls for its re-use and rehabilitation. These were first described in the City's response to GSA's request for proposals. Earl E. Jones, Commissioner of the General Services Administration, also recognizes the need for such controls. In a letter to Mayor Raymond L. Flynn, Commissioner Jones states that GSA will attach covenants to the deed in order to protect the historic integrity of the Custom House, and he suggests that use controls are "best addressed at the local level consistent with local planning and zoning ordinances."

Minor modifications to Urban Renewal Plan are thus needed. The proposed modifications would permit, but not require, the Authority to acquire the property, and they specify controls regulating use, rehabilitation standards, and public improvements within the vicinity of the U.S. Custom House. Allowable uses in the tower would include office, hotel, and residential. The original Custom House at the base of tower would be maintained as public space primarily, with cultural or other non-commercial activities, and the observation deck would be maintained for limited public access. The building would be restored to existing state and city landmark standards as well as to specific requirements for this building to be promulgated by the Boston Landmarks Commission and the Authority. The entire McKinley Square area would be improved with landscape materials of the quality found in the Downtown Waterfront - Faneuil Hall area.

Implementation of the foregoing changes will require minor modifications to the Downtown Waterfront-Faneuil Hall Urban Renewal Plan.

In the opinion of the General Counsel, such proposed modifications are minor and do not substantially or materially alter or change the Plan.

It is, therefore, recommended that the Authority adopt the attached Resolution modifying the Downtown Waterfront-Faneuil Hall Urban Renewal plan and authorize the Director to proclaim the same.

Appropriate Resolutions are attached.

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

RE: PROCLAIMER OF MINOR MODIFICATION OF THE DOWNTOWN
WATERFRONT-FANEUIL HALL URBAN RENEWAL PLAN, PROJECT NO.
MASS. R-77

WHEREAS, the Urban Renewal Plan for the Downtown Waterfront-Faneuil Hall Urban Renewal Area, Project No. R-77 (the "Plan") was adopted by the Boston Redevelopment Authority on April 16, 1964 and approved by the City Council on June 8, 1964; and

WHEREAS, Section 1101 of Chapter XI of said Plan, entitled "Modifications", provides in pertinent part that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority where the proposed modification will not substantially or materially alter or change the Plan; and

WHEREAS, the Boston Redevelopment Authority is engaged in planning for the potential re-use of the U.S. Customs House which has been declared surplus property by the federal government, acting through the General Services Administrations; and

WHEREAS, the proposed re-use of the U.S. Customs House will necessitate modifications of the Plan; and

WHEREAS, the Authority has determined that said modifications are minor modifications under Section 1101 of the Plan;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Chapter 4, Section 403: Not to be Acquired Property-Special Conditions be amended to also state the following:

In the event the property presently owned by the United States government (Block 206-1) and used as a federal office building is sold, leased, transferred or otherwise conveyed to other than a successor to the United States government's General Services Administration, the property may be acquired by the Boston Redevelopment Authority and the use shall be office, hotel, or residential in the tower with public access to the observation deck. In the base of the tower the use shall be cultural or other general public use with designated space set aside for access to the tower uses. Controls to be established for the property shall be consistent with the requirements and controls imposed upon similar property by the provisions of the Urban Renewal Plan.

2. That Chapter VII, Section 708: Additional Requirements - General be amended to also state the following:

U.S. Custom House Re-use

- (a) Allowable uses shall be as follows:
 - o The original Custom House at the base of the tower shall be maintained primarily as public space with cultural or other non-commercial activities which are for the use of the general public, except for such designated space as is needed for access to tower uses.
 - o The tower space may be put to use for office, residential, or hotel activities. However, no portions of the building shall be sold for condominium ownership.
 - (b) The building shall be rehabilitated to historic landmark standards including (1) the Secretary of the Interior's "Standards for Rehabilitating Historic Buildings", (2) the Boston Landmarks Commission's General Standards and Criteria, and (3) specific standards for the Custom House as they are established by the Boston Landmarks Commission and Boston Redevelopment Authority.
 - (c) Installation of a sprinkler system and an upgraded HVAC system shall be required as needed.
 - (d) Addition of facilities to improve handicapped access shall be required.
 - (e) The four-faced mechanical clock on the tower shall be repaired and maintained.
 - (f) The building shall be illuminated in a manner appropriate to this important historic landmark.
 - (g) Public improvements of a quality consistent with the improvements in the Downtown Waterfront - Faneuil Hall area shall be required adjacent to the U.S. Custom House at McKinley Square and including adjacent streets and sidewalks within the area to be designated as an urban renewal zoning sub-district.
3. That these modifications are found to be minor modifications which do not substantially or materially alter or change the Plan.

4. That is is hereby found and determined that the minor modifications of the Plan as set forth herein will not result in significant damage to or impairment of the environment and, further, that all practicable and feasible means and measures have been taken and are being utilized to avoid and minimize damage to the environment.
5. That all other provisions of said Plan not inconsistent herewith be and hereby are continued in full force and effect.
6. That the Director be and he hereby is authorized to proclaim by certificate these minor modifications of the Plan in accordance with the provision of the Urban Renewal Handbook RHM 7207.1
7. That the Director be and he hereby is authorized to execute an interim land disposition agreement between the City of Boston and the Authority to establish the controls as required by the Downtown Waterfront - Faneuil Hall Urban Renewal Plan, as amended, and as may be required by the designation of the area as an urban renewal zoning sub-district.



June 11, 1986

Dear Mayor Flynn:

We were pleased to meet on June 10, 1986, with a delegation, headed by Mr. Bart Mitchell, representing you to discuss the proposed sale of the Old Custom House in Boston to the City Redevelopment Authority.

The city is granted an extension until August 1, 1986, to continue negotiations and submit an acceptable offer for this property. During that time, we will work closely with the city on all aspects of this transaction, and I am hopeful we can reach agreement on the sale price. If we are successful in this regard, we will submit the proposal to the appropriate committees of Congress for review prior to completing the sale.

We share your concern that the historic integrity of this magnificent property is preserved. Working with your representatives, we will incorporate in our deed of conveyance those covenants required by Federal, State, and local law to protect the integrity of the structure.

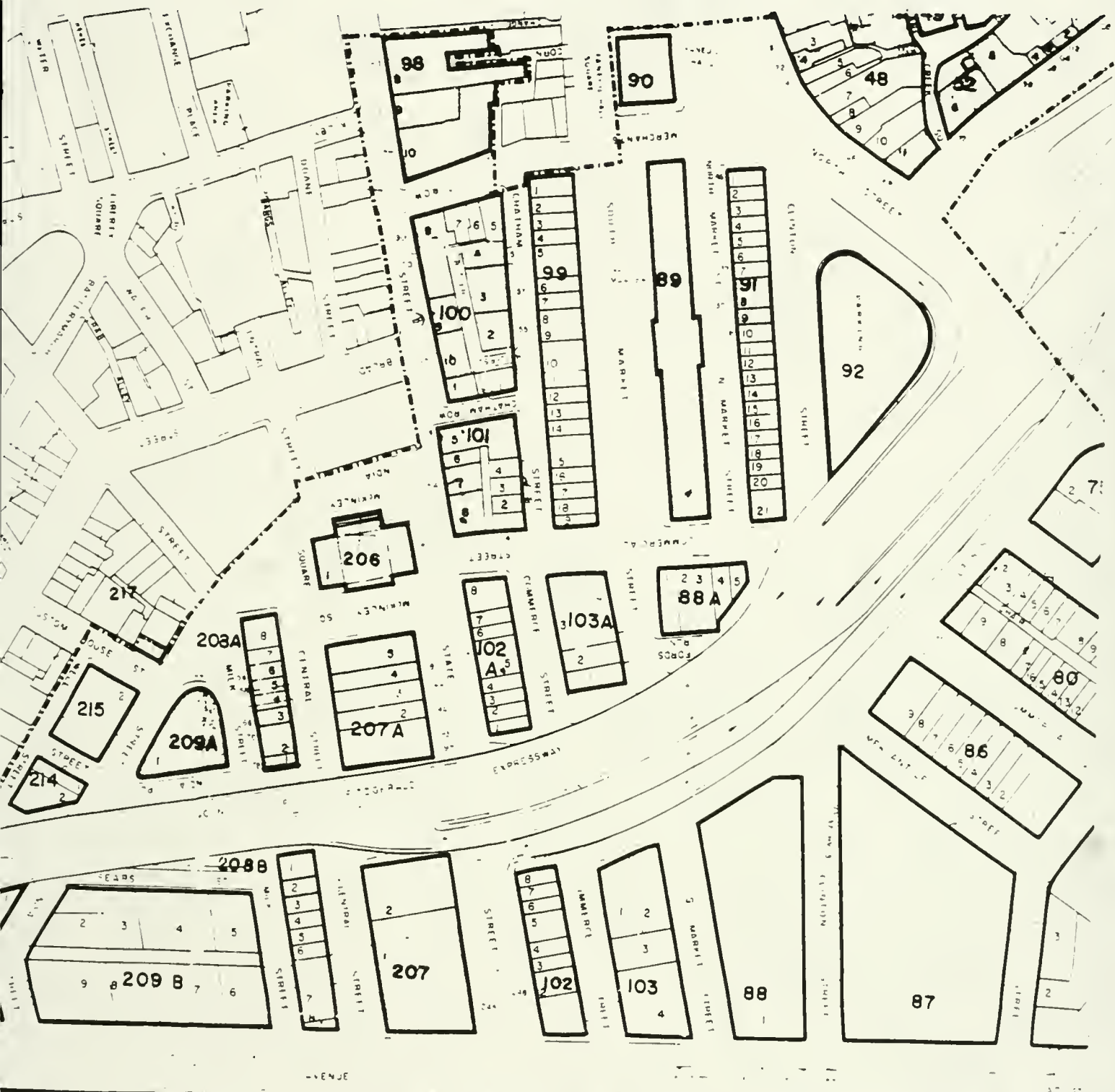
These covenants will ensure preservation of the significant architectural and historic features of the structure. All plans or specifications for any alterations, improvements, or restoration of the exterior or interior areas must be approved by the Massachusetts Historic Commission, or its delegated local representative. The General Services Administration, however, cannot restrict the use to which the building is dedicated through the deed. This issue is best addressed at the local level consistent with local planning and zoning ordinances.

I trust this information is helpful.

Sincerely,


EARL E. JONES
Commissioner

The Honorable
Raymond L. Flynn
Mayor of Boston
Boston, MA 02201



Property

ATTACHMENT 3

Downtown Waterfront
 Faneuil Hall
 Urban Renewal Area
 Massachusetts R-77

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

RE: PROCLAIMER OF MINOR MODIFICATION OF THE DOWNTOWN
WATERFRONT - FANEUIL HALL URBAN RENEWAL PLAN,
PROJECT NO. MASS. R-77

WHEREAS, the Urban Renewal Plan for the Downtown Waterfront - Faneuil Hall Urban Renewal Area, Project No. R-77, (the "Plan") was adopted by the Boston Redevelopment Authority on April 16, 1964, and approved by the City Council on June 8, 1964; and

WHEREAS, Section 1101 of Chapter XI of said Plan, entitled "Modifications" provides in pertinent part that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority where the proposed modification will not substantially or materially alter or change the Plan; and

WHEREAS, the Boston Redevelopment Authority is engaged in Design Review of the development of a parcel, not designated by number in the Plan, located at the intersection of Custom House Street and India Street, having the address of 37 India Street ("37 India Street") by Jaymont (U.S.A.) Incorporated; and

WHEREAS, the proposed redevelopment will necessitate modifications of the Plan; and

WHEREAS, the Authority has determined that said modifications are minor modifications under Section 1101 of the Plan;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the designation of 37 India Street as set forth on the plan entitled "Property Acquisition Map, Downtown Waterfront-Faneuil Hall Urban Renewal Area, Massachusetts R-77," dated September 19, 1964 (the "Acquisition Plan") is hereby amended by changing the designation of 37 India Street from "property to be acquired" to "property not to be acquired."

2. That the plan entitled "Proposed Land Use, Downtown Waterfront-Faneuil Hall Urban Renewal Area, Mass. R-77" revised December 13, 1973 (the "Land Use Plan") is hereby amended to designate the permitted use of 37 India Street as "mixed use: general office, general business".

3. That this modification is found to be a minor modification which does not substantially or materially alter or change the Plan.

4. That it is hereby found and determined that the minor modification of the Plan as set forth herein will not result in significant damage to or impairment of the environment and, further, that all practicable and feasible means and measures have been taken and are being utilized to avoid and minimize damage to the environment.

5. That all other provisions of said Plan not inconsistent herewith be and hereby are continued in full force and effect.

6. That the Director be and he hereby is authorized to proclaim by certificate these minor modifications of the Plan in accordance with the provision of the Urban Renewal Handbook RHM 7207.1.

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

RE: PROCLAIMER OF MINOR MODIFICATION OF THE DOWNTOWN
WATERFRONT - FANEUIL HALL URBAN RENEWAL PLAN,
PROJECT NO. MASS. R-77

WHEREAS, the Urban Renewal Plan for the Downtown Waterfront - Faneuil Hall Urban Renewal Area, Project No. R-77, (the "Plan") was adopted by the Boston Redevelopment Authority on April 16, 1964, and approved by the City Council on June 8, 1964; and

WHEREAS, Section 1101 of Chapter XI of said Plan, entitled "Modifications" provides in pertinent part that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority where the proposed modification will not substantially or materially alter or change the Plan; and

WHEREAS, the Boston Redevelopment Authority is engaged in Design Review of the development of Parcel D-8 by Jaymont (U.S.A.) Incorporated; and

WHEREAS, the proposed redevelopment will necessitate modifications of the Plan; and

WHEREAS, the Authority has determined that said modifications are minor modifications under Section 1101 of the Plan;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY;

1. That the designation of Parcel D-8 as set forth on the plan entitled "Property Acquisition Map, Downtown Waterfront-Faneuil Hall Urban Renewal Area, Massachusetts R-77," dated September 19, 1964 (the "Acquisition Plan") is hereby amended by changing the designation of Parcel D-8 from "property to be acquired" to "property not to be acquired."

2. That the use of Parcel D-8 as set forth on the plan entitled "Proposed Land Use, Downtown Waterfront-Faneuil Hall Urban Renewal Area, Mass. R-77" revised December 13, 1973 (the "Land Use Plan") is hereby amended by changing the permitted use of Parcel D-8 from "general business" to "mixed use: general office, general business".

3. That the area of Parcel D-8 as shown on the Land Use Plan is hereby amended to include in Parcel D-8 all of the land area presently bounded by Custom House Street, India Street, Franklin Street and Well Street.

4. That these modifications are found to be minor modifications which do not substantially or materially alter or change the Plan.

5. That it is hereby found and determined that the minor modifications of the Plan as set forth herein will not result in significant damage to or impairment of the environment and, further, that all practicable and feasible means and measures have been taken and are being utilized to avoid and minimize damage to the environment.

6. That all other provisions of said Plan not inconsistent herewith be and hereby are continued in full force and effect.

7. That the Director be and he hereby is authorized to proclaim by certificate these minor modifications of the Plan in accordance with the provision of the Urban Renewal Handbook RHM 7207.1.

M E M O R A N D U M

June 26, 1986

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: SUSAN ALLEN, ASSISTANT DIRECTOR FOR
DEVELOPMENT AND URBAN DESIGN
KAREN JENNINGS-FLYNN, ASSISTANT GENERAL COUNSEL
PAM WESSLING, PROJECT COORDINATOR

SUBJECT: DOWNTOWN WATERFRONT -- FANEUIL HALL
URBAN RENEWAL PLAN, MASS. R-77
MINOR MODIFICATION TO THE URBAN RENEWAL PLAN

Jaymont Properties, Inc., the developer, is proposing to construct two office buildings in the Downtown Waterfront - Faneuil Hall Urban Renewal Area which would require minor modifications to the Urban Renewal Plan.

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Another project, known as "21 Custom House Street," involves the development of an office building upon Parcel D-8, owned by the developer. The Land Use Plan, revision date December 13, 1973, of the Urban Renewal Plan designates the use of Parcel D-8 as "general business." As the developer desires to construct upon Parcel D-8 a building containing office and retail uses, the permitted use of Parcel D-8 should be changed to "mixed use: general office, general business."

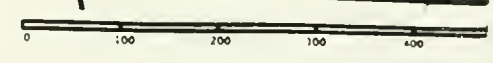
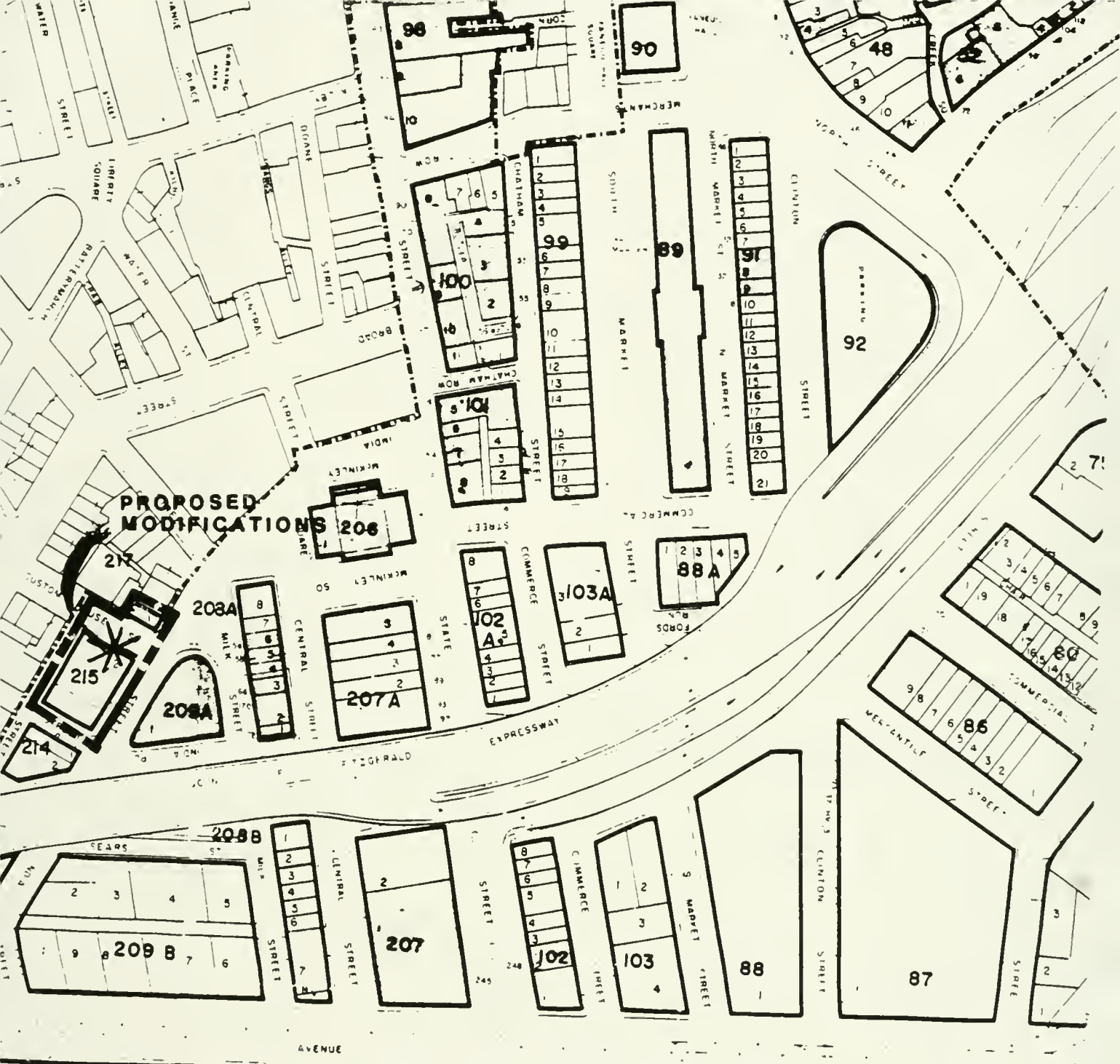
The Property Acquisition map, dated September 19, 1964, of the Urban Renewal Plan designates Parcel D-8 as "property to be acquired." Since the Authority does not now intend to acquire Parcel D-8, but to permit the development of Parcel D-8 by the developer the designation of Parcel D-8 as set forth on the Property Acquisition Map should be changed to "property not to be acquired." The Land Use Plan depicts a former plan for the widening of India Street, as part of an overall plan for the widening of India Street, McKinley Square, and Commercial Street, showing a street layout upon portions of the block owned by the developer presently bounded by India Street, Custom House Street, Well Street, and Franklin Street. Parcel D-8 is therefore shown as consisting of that portion of the block not included in the proposed widened India Street. Since the Authority does not now intend to widen those streets, and in fact has authorized the narrowing of portions of those streets, and since the developer desires to develop Parcel D-8 in its current configuration, the Land Use Plan should be revised to include within Parcel D-8 the entire block presently bounded by India Street, Custom House Street, Well Street, and Franklin Street.

Implementation of the foregoing changes will require minor modifications of the Land Use Plan for the Downtown Waterfront - Faneuil Hall Urban Renewal Area.

In the opinion of the General Counsel, such proposed modifications are minor and do not substantially or materially alter or change the Plan.

It is, therefore, recommended that the Authority adopt the attached Resolutions modifying the Downtown Waterfront-Faneuil Hall Urban Renewal Plan and authorize the Director to proclaim the same.

Appropriate Resolutions are attached.



Property

DATE JULY 7, 1964

EXHIBIT A

**Downtown Waterfront —
Faneuil Hall
Urban Renewal Area
Massachusetts R-77**

BOSTON REDEVELOPMENT AUTHORITY

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
CONCERNING A PROCLAIMER OF MINOR MODIFICATION OF URBAN
RENEWAL PLAN AND REQUEST FOR ZONING REFERRAL FOR A
PORTION OF PARCEL C-2 AS SHOWN ON THE ATTACHED MAP
DOWNTOWN WATERFRONT-FANEUIL HALL URBAN RENEWAL AREA
PROJECT NO. MASS. R-77 AND AUTHORIZATION TO PROCLAIM
THIS MINOR MODIFICATION

BOSTON PUBLIC LIBRARY

WHEREAS, the Urban Renewal Plan for the Downtown Waterfront-Faneuil Hall Urban Renewal Area, Project No. Mass. R-77 was adopted by the Boston Redevelopment Authority on April 24, 1964, and approved by the City Council of the City of Boston on June 8, 1964, and requires the development of land in compliance with the regulations and controls of the Plan; and

WHEREAS, Section 1101 of said plan entitled "Modification" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, the "Existing and Proposed Zoning Map" of said Urban Renewal Plan designates a zone change for the portion of Parcel C-2 shown on the attached map to L-2; and

WHEREAS, the Boston Redevelopment Authority has determined that said portion of Parcel C-2 on Fulton Street and Commercial Street shall be developed for housing rehabilitation and the construction of new elderly housing; and

WHEREAS, the Authority is cognizant of Chapter 30, Section 61 and 62 of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment; and

WHEREAS, the proposed development will necessitate a modification of the proposed zoning for said portion of Parcel C-2.

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the "Existing and Proposed Zoning Map" of the Downtown Waterfront-Faneuil Hall Urban Renewal Plan is hereby modified by changing the area indicated on the attached map from a proposed L-2 zone to a proposed H-5U zone.

2. That the Boston Redevelopment Authority hereby approves the proposed change to H-5U and hereby authorizes the Director to proclaim by certificate this minor modification of the Plan in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1 Circular as amended and to petition the Zoning Commission of the City of Boston to establish the H-5U zone as shown on the attached map.

3. That this modification is found to be a minor modification which does not substantially or materially alter or change the urban renewal plan.

4. That all other provisions of said Plan not inconsistent herewith be and are continued in full force and effect.

5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: MINOR MODIFICATION OF URBAN RENEWAL PLAN AND REQUEST
FOR ZONING REFERRAL OF A PORTION OF PARCEL C-2 AREA
DOWNTOWN WATERFRONT PROJECT NO. MASS. R-77

Originally, under the Urban Renewal Plan, the zoning for Parcel C-2 was to be changed from an M-2 to an L-2 district. At the time, the proposed change was considered appropriate and consistent with our planning objectives to develop a major portion of the parcel for new moderate-income housing construction integrated with the rehabilitation of selected buildings for residential and local retail business uses. Our efforts to achieve this type of development in the past were unsuccessful.

More recently, however, the Authority has adopted a redevelopment program for the area consisting of the preservation and rehabilitation of many of the existing buildings for residential use and the development of sites for elderly housing. In light of these objectives, it is recommended that the proposed zoning for the areas shown on the attached map be changed to H-5U. The H-5U zoning will be more appropriate in terms of the Authority's present plans for residential development and will avoid the need for variances which would otherwise be necessary to satisfy height, parking and side yard requirements in connection with the proposed rehabilitation. The change is also consistent with the H-5U zoning previously approved by the Authority for the adjacent areas on Fulton and Commercial Streets.

Since the proposed H-5U zoning constitutes a change in the Urban Renewal Plan, it is recommended that the Authority modify the Plan as indicated. In the opinion of the General Counsel, the proposed modification is minor and does not substantially or materially alter or change the Plan. This modification may, therefore, be effected by vote of the Authority. It is further recommended that the Director be authorized to petition the Zoning Commission to create the H-5U zone in the portion of Parcel C-2 shown on the attached map.

An appropriate Resolution is attached.

Attachment.

